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Landscape Architecture Urban Design

# Richmond Road RESIDENTIAL

## Landscape Planning Report

Project No.	Project name	Date	Revision
ERIC001	Richmond Road Residential	17/12/2021	00

ERIC-MAL-00-XX-RP-L- Landscape planning Report

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# REPORT

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# LANDSCAPE DESIGN RATIONALE

# REVIEW

## 1.0 INTRODUCTION

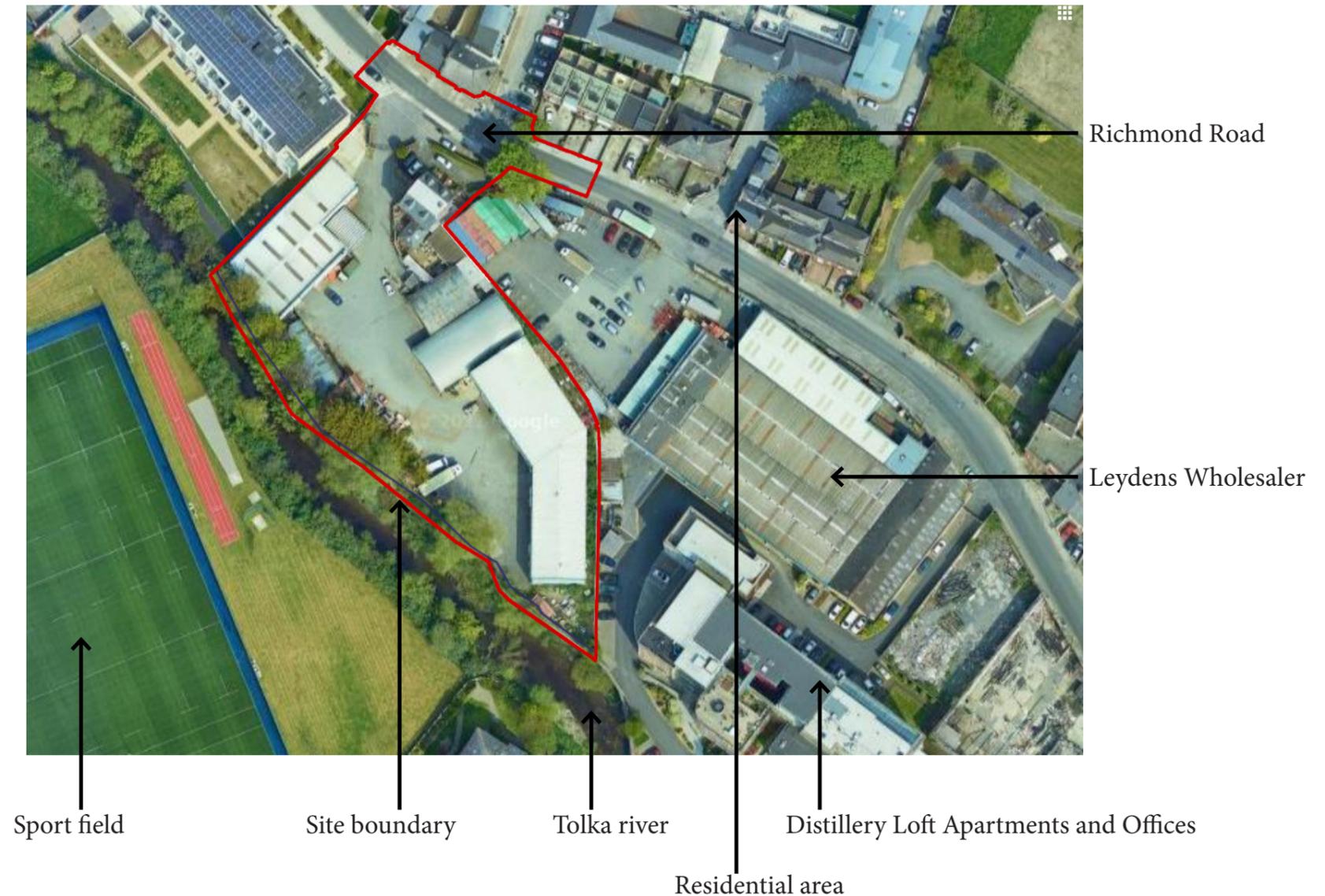
### Description

Birkey Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at this c. 0.61 hectare (c. 6,067 sq m) site at No. 146A and Nos. 148-148A Richmond Road, Dublin 3 (Eircodes D03 W2H1, D03 T6P0, D03 Y8R9, D03 PX27, D03 K6F7, D03 E447 and D03 HR27). The site is bounded to the north-east by Richmond Road and the Leyden's Wholesalers & Distributor Site, to the north-west by an apartment development (Deakin Court), to the south-west by the Tolka River and to the south-east by a residential and commercial development (Distillery Lofts). Improvement works to Richmond Road are also proposed including carriageway widening and a new signal controlled pedestrian crossing facility on an area of c. 0.08 hectares (c. 762 sq m). The development site area and road works area will provide a total application site area of c. 0.69 hectares (c. 6,829 sq m).

The proposed development will principally consist of: the demolition of all existing structures on site (c. 2,346 sq m) including warehouses and 2 No. dwellings; and the construction of a part 6 No. to part 10 No. storey over basement development (with roof level telecommunications infrastructure over), comprising 1 No. café/retail unit (157 sq m) at ground floor level and 183 No. Build-to-Rent apartments (104 No. one bedroom units and 79 No. two bedroom units). The proposed development has a gross floor area of c. 16,366 sq m over a basement of c. 2,729 sq m. The proposed development has a gross floor space of c. 15,689 sq m.

The development also includes the construction of a new c. 126 No. metre long section of flood wall to the River Tolka along the site's southern boundary. The new flood wall is positioned at the top of the existing river bank and will connect to existing constructed sections of flood wall upstream and downstream of the site. The top of the wall will be set at the required flood defence level resulting in typical wall heights of c. 1.2 to 2 metres above existing ground levels. The development will also include the repair and maintenance of the existing river wall on site adjacent to the River Tolka.

The development also provides ancillary residential amenities and facilities; 71 No. car parking spaces including 8 No. electric vehicle spaces, 4 No. mobility impaired spaces and 1 No. car share space; 5 No. motorcycle parking spaces; bicycle parking; electric scooter storage; a drop off space; the decommissioning of the existing telecommunications mast at ground level and provision of new telecommunications infrastructure at roof level including shrouds, antennas and microwave link dishes; balconies facing all directions; public and communal open space; a pedestrian/bicycle connection along the north-western boundary of the site from Richmond Road to the proposed pedestrian/bicycle route to the south-west of the site adjoining the River Tolka; roof gardens; hard and soft landscaping; boundary treatments; green roofs; ESB Substation; switchroom; comms rooms; generator; lift overruns; stores; plant; and all associated works above and below ground.

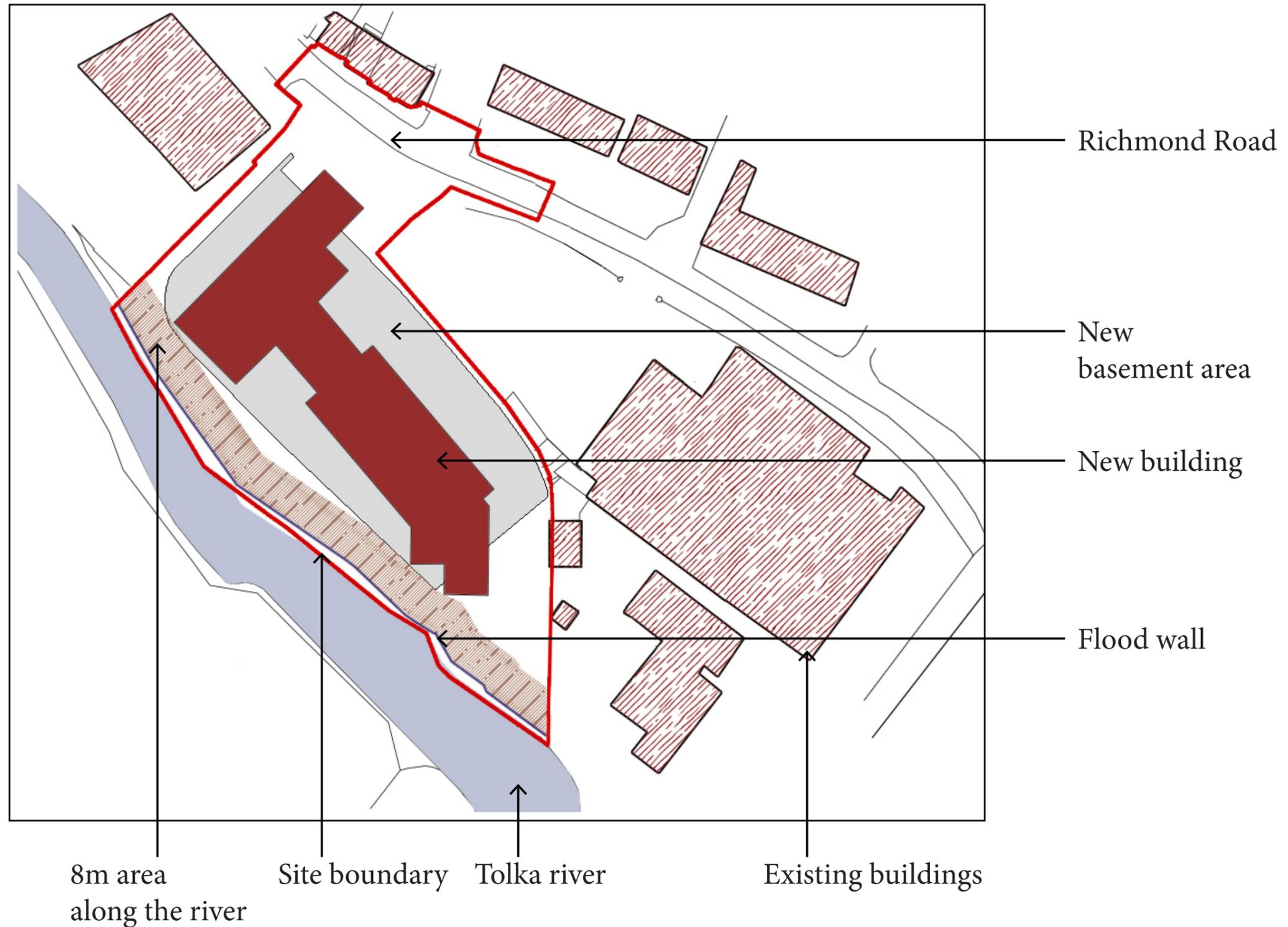


# SITE ANALYSIS

# SITE ANALYSIS

## 2.0 ANALYSIS

Desktop and field analysis of the existing site



# LANDSCAPE CONCEPT

# LANDSCAPE CONCEPT

## 3.0 OVERALL LANDSCAPE DESIGN AIMS

### 3.1 Main goals

- To create a sense of place and identity or 'genus loci'
- To provide for strong links and permeability along the perimeter
- Full integration between existing and future development
- To create a hierarchy of place and circulation
- To create a range of multifunctional spaces
- To create legible and clear pedestrian circulation routes
- Year-round interest through the selection of appropriate planting species
- Habitat creation and bio- diversity enhancement by creating ecological environments
- Further connecting a green public corridor along the river Tolka

### 3.2 Use

The uses associated with a residential development balance public access with privacy, and passive supervision. The playful quality lends itself to amenity space for all ages. By demonstrating the inclusiveness of uses in social spaces, with easy access to recreation and amenity, the scheme encourages a more stable and permanent community to develop. However, service and emergency use, cherry picker and fire access also utilise these spaces, and their integration is an important safety aspect of the design.

### 3.3 Connectivity and Permeability

The connectivity and permeability of the site is enhanced by the use of a strong and wide cycle and pedestrian link from Richmond Road that runs along the site boundary wall of Deakin court towards the River Tolka. An internal semi-private street to the north-east provides for an alternative link via steps to the River Tolka for residents. A new spine is created from the Richmond Road through the entrance lobby out onto the south facing plaza overlooking the River creating a visual and physical link. The routes all have a gently sloped approach linking the different spaces and therefore can be accessed by all.

### 3.4 Microclimate and Aspect

The site shape is relatively restricted, but the arrangement of the block form through careful planning provides for a South facing public realm. The site frontage is maximised onto Richmond Road, which will enliven its streetscape.

Two roof gardens are proposed which will provide for fantastic views over the city. The creation therefore of shelter, facilitating external activities, and the use of bright materials will help to enhance this aspect and microclimate. Strategic placement of vegetation, screens and hedge planting will help to mitigate against the wind. The planting of deciduous species will promote low winter sunlight to penetrate onto the public spaces.



- Marginal planting
- Communal Terraces
- Public Greenway along Tolka river and Deakin Court
- Communal Open Space
- Public Plaza
- Natural play area
- Gates
- Dwarf wall with railings

Public Open Space : 1501 m<sup>2</sup>  
 Public Plaza : 198 m<sup>2</sup>  
 Communal Open Space ; 2074 m<sup>2</sup> (at ground)  
 Communal Terraces ; 209 m<sup>2</sup>  
 Natural play area ; 89 m<sup>2</sup>

# PROPOSAL

# PROPOSAL

## 4.0 GENERAL PRINCIPLES

The landscape design approach for Richmond Road is to improve the street scape along the street and create a link to an 8m wide public zone which includes for the future cycle route and pedestrian walkway along the river Tolka. Part of the proposals will include for a new and improved floodwall along the top of the river embankment. Remediation tree and hedge planting together with wildflower meadow is proposed within the future public walkway.

The north east of the site allows for a main entrance plaza which also allows fire tender access. Further to the east a soft landscape area is created integrating a play area for toddlers. To the south end along the 8m wide cycle way a semi private residential area is created combining different types of passive recreation and amenities. The public area along the west and south of the site is separated from the communal space for the residents by a dwarf wall and fence along native hedge and riparian planting.

Lush planting and formal hedge structures give definition to a bold textural planting palette creating a soft but distinct separation between the public and the residential communal areas. The hard landscape and planting palette will be appropriately coordinated to create a designed continuity throughout the development. This paving strategy is also provided to enhance wayfinding within the scheme.

Planting beds will also be utilised to soften thresholds. This will be made possible by raised planter beds and local mounding to achieve the required planting depths on the podium level. Small to medium sized standard and multi-stem trees are proposed prompting a human scale along the internal access paths and in doing so creating a more intimate neighbourhood atmosphere differing significantly from the perimeter street scape character along Richmond Road.

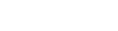
The development is following the above principles together with the flood mitigation interventions designed in conjunction with the engineers. This design will further complete the overall vision to create a green pedestrian and cycle way along the River Tolka within the required 8m wide strip which is provided to accommodate this.



# PROPOSAL

## 4.1 FINAL LANDSCAPE MASTERPLAN



-  **Wildflower Meadow**  
Wildflower Meadow seeding on min. 150mm approved soil
-  **Grass**  
Amenity Grass seeding on min. 150mm approved topsoil
-  **Reinforced Grass**  
Roll out turf on minimum 200mm approved topsoil
-  **Mixed hedge**  
All planting to be planted into 600mm approved topsoil
-  **Dense planting areas**  
Ornamental plantings and shrubs  
Planted into 450mm free draining topsoil
-  **Resin Bound gravel for bike parking**
-  **Permeable Paving**
-  **Feature paving for entrance plaza and key areas**
-  **Mulch surface for playground**
-  **PC paving on pedestal system**
-  **Tarmac path**
-  **8m expansion zone**
-  **Climbers along the western boundary wall**
-  **Insect hotel in the natural playground area**
-  **Removable Bollards**
-  +5.10 **Existing levels**
-  +5.30 **Proposed levels**
-  **Proposed native, semi mature Feature Tree Planting**  
18-20cm standard native tree
-  **Native, standard and multi stem Tree Planting**
-  **Basement car park ventilation**
-  **Entrance Gates**
-  **Seat - 40% with arm and backrest**
-  **Bike stands**
-  **Raised planter**
-  **Flood wall along the Tolka river**  
Top of wall at 5.8m
-  **Dwarf wall with flat steel fencing along the site boundary**
-  **Dwarf wall of 1m high with 1.2m high railings on top along the 8m exclusion zone**
-  **Perforated steel panels with 2m high brick walls on the side of the basement access**
-  **Resting chairs and tables in the main open spaces**
-  **Board game tables**
-  **Stepping logs in the natural play area**
-  **Balancing beams**
-  **Site application area**
-  **Land under the ownership of the applicant**
-  **Extent of existing OPW wall to be retained (in Applicant's ownership)**
-  **Existing river wall to be repaired and retained**
-  **Concrete footpath**
-  **Existing wall / building on the east boundary to be retained**

REV	DESCRIPTION	ISSUED BY	DATE
<p><b>MITCHELL + ASSOCIATES</b> LANDSCAPE ARCHITECTURE URBAN DESIGN Unit 5, Woodpark, The Rise, Clonsilla, Dublin 9, Ireland   +353 1 434 9888   info@mitmassoc.com</p>			
<p><b>PROJECT</b> RICHMOND ROAD</p>			
<p><b>CLIENT</b> HOLLYBROOK HOMES</p>			
<p><b>JOB NO.</b> RIC0001</p>			
<p><b>DRAWING</b> LANDSCAPE MASTERPLAN</p>			
<p><b>DRAWING NO.</b> RIC0001-MA-XX-XX-DR-L-100</p>			
<b>DRAWN BY</b> COLINE FORTIN	<b>CHECKED</b> AHT	<b>DATE</b> 06/12/2021	
<b>STATUS:</b> PLANNING	<b>SCALE</b> 1:250 @ A1	<b>REVISION</b> 00	



1:250 @ A1

# PROPOSAL

## 4.2 CONNECTIVITY MAP



# DESIGN STATEMENT

# DESIGN STATEMENT

## 5.0 LANDSCAPE KEY ELEMENTS

### Landscape Design Description

#### 7.1 DESIGN OBJECTIVES

The overall aim of the landscape design is to create a high quality attractive environment with amenity facilities for the residents of the proposed development. The landscape objectives are ;

- » To create a high quality attractive environment with amenity facilities for the proposed residences.
- » To integrate the proposed development with the existing and future surrounding context.
- » To create a network of external spaces that allows for flexibility in recreation activity, for social interaction and active play as well as spaces that are quiet and calming, spaces which allow a connection to different habitats and enable a tree and hedgerow planting structure to be established across the site.
- » To develop a suite of boundary treatments that respond to the varying site conditions, the proposed surrounding context and the local vernacular.
- » To create a 'free play' strategy for the site that takes cognisance of local and regional play facilities under the guidance of Dublin City Council
- » To undertake a fully coordinated approach to site services, in particular to SUDS.
- » To develop a palette of hard and soft landscape materials that will be deployed in a sophisticated manner. The materials will have a bespoke quality (in certain instances), be durable, and respond to budget allocation.

The total area of public river walk is 1501 m<sup>2</sup>, the public plaza area is 198 m<sup>2</sup> and the total area of communal open spaces (including the communal terraces) is 2283 m<sup>2</sup>. For the purposes of this report, the landscape strategy for the development can be broken down into the following key external areas:

- 1- Richmond road public plaza
- 2- Perimeter and boundary planting
- 3- Semi-private open space and play area
- 4- Public River walk and future connections
- 5- Semi-private roof gardens
- 6- Richmond Road - road and walkway improvement



# DESIGN STATEMENT

## 5.1 RICHMOND ROAD AND NORTH-SOUTH SPINE

### Landscape Design Description

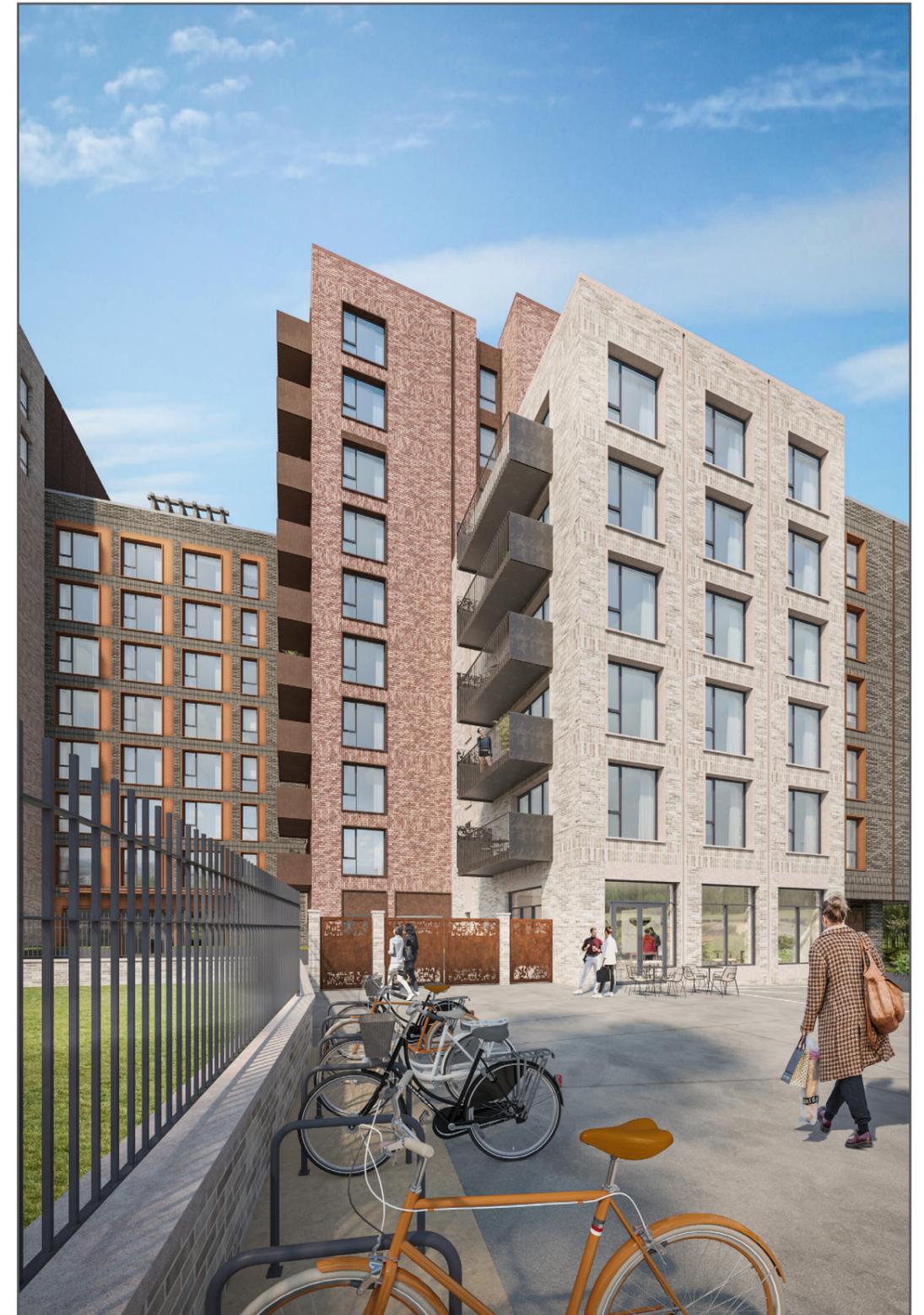
A 2m zone is reserved along Richmond Road side to allow for future road enhancements to be undertaken. A drop off zone has been provided to the front entrance of the development.

The front plaza paving is carried through from Richmond Road through the entrance lobby and further onto the south facing river plaza. This is an internal street that provides a visual and physical link from the street to the river Tolka. A playful pattern is chosen to create a sense of identity and place along the Richmond frontage. The main public cycle and pedestrian route is provided to the west of the development to provide for good permeability.

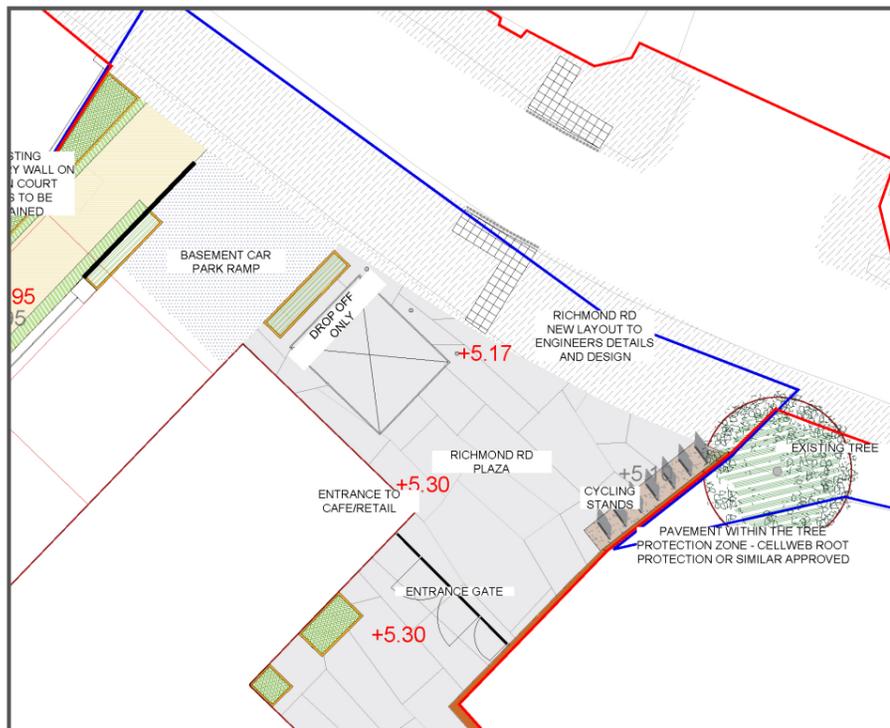
A semi private internal street with stepped approach has been provided to the east linking the river walkway for the use of the future residents.



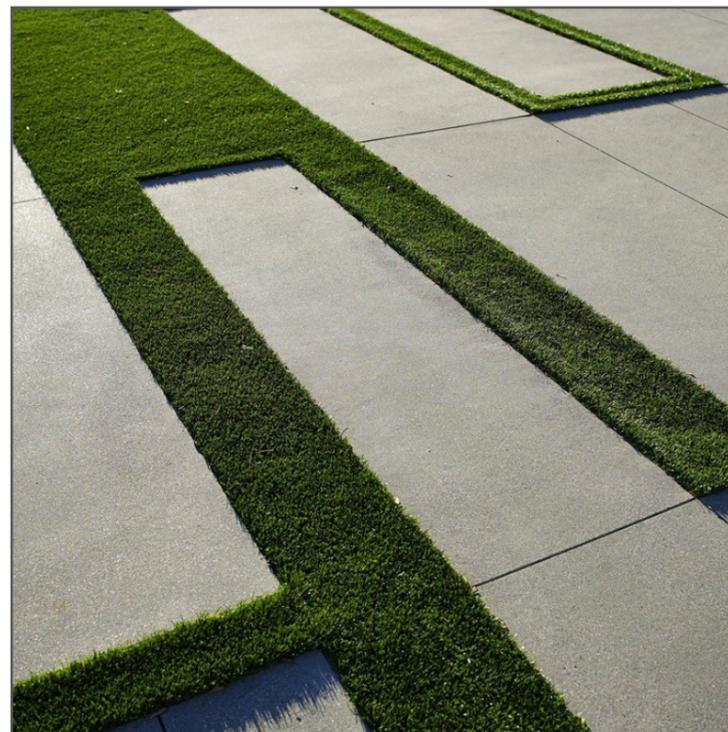
Perforated gate with signage indicating Richmond Road



CGI - Entrance into the site via Richmond Road



Extract from the Landscape Masterplan showing the Entrance and connection to Richmond Road



Playful pattern at the entrance

# DESIGN STATEMENT

## 5.1 RICHMOND ROAD AND NORTH-SOUTH SPINE

Landscape Design Description



CGI - Plaza for residents

# DESIGN STATEMENT

## 5.2 PERIMETER BOUNDARY TREATMENT

Landscape Design Description

The interface between the public and private / semi-private areas is a key consideration to the success of the residential development. It is proposed that a level difference together with railings and hedging will be the principle instrument utilised to clearly define the public realm from the private zones.

Strategical hedge planting provides for privacy and screening along the building perimeter. Planters with tree planting will be incorporated along the boundary to provide for high level screening and create a strong boundary, ornamental or native groundcover and shrub planting will be planted to the base and in the low level planters, ventilation for the underground car parking will be incorporated within the planters.

The site boundary to the North East, West and South are created by a new boundary wall which is a combination of a low brick wall and piers with flat steel railings inbetween.

A new flood wall will run along the top of the river embankment and provision will be made for the future location of a flood gate and connection with a cycle lane at the south boundary with Deakin Court.



Private / public boundary with dwarf brick walls and railing with screening

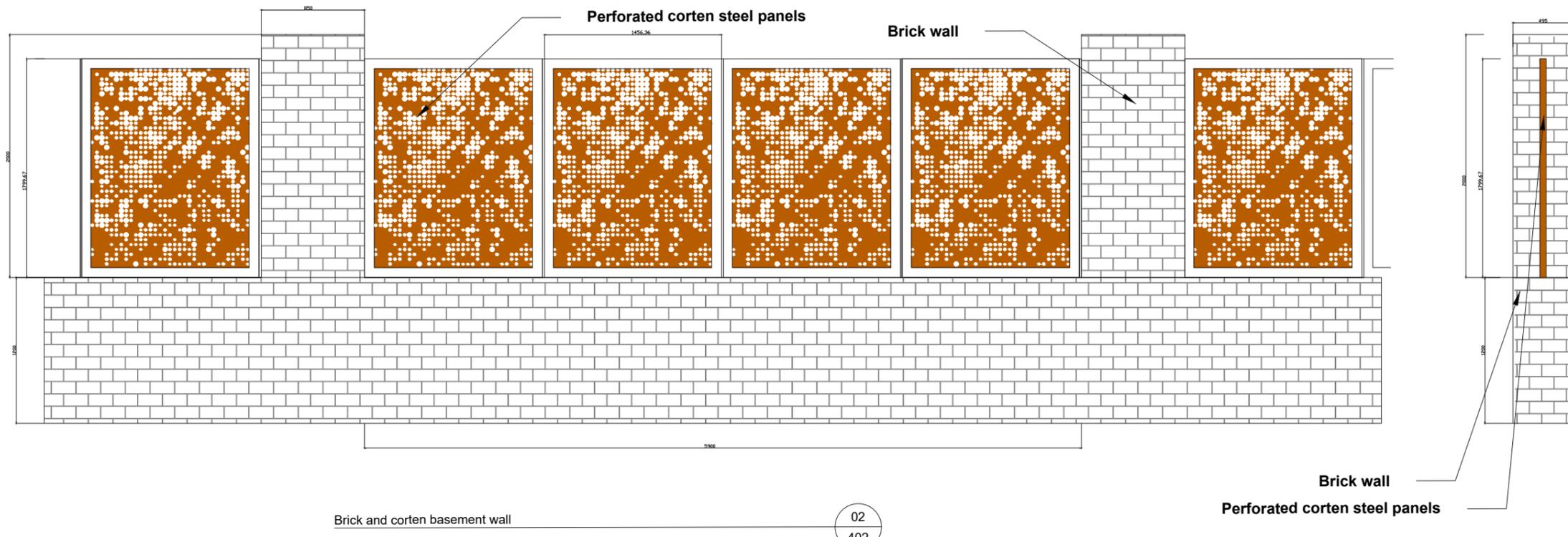
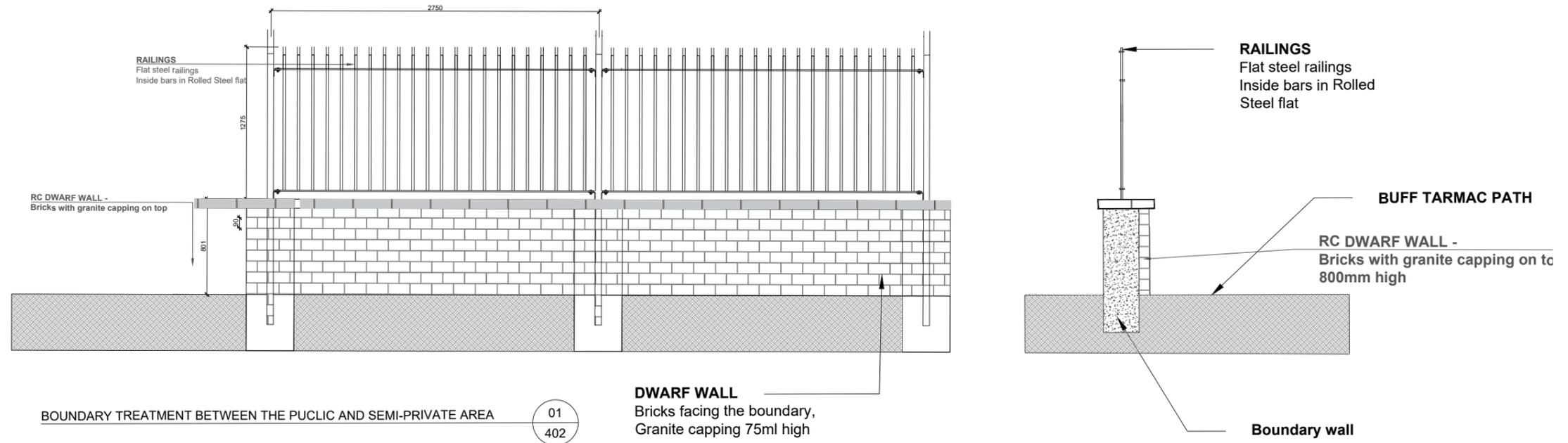


CGI - Walkway route along the basement wall

# DESIGN STATEMENT

## 5.2 PERIMETER BOUNDARY TREATMENT

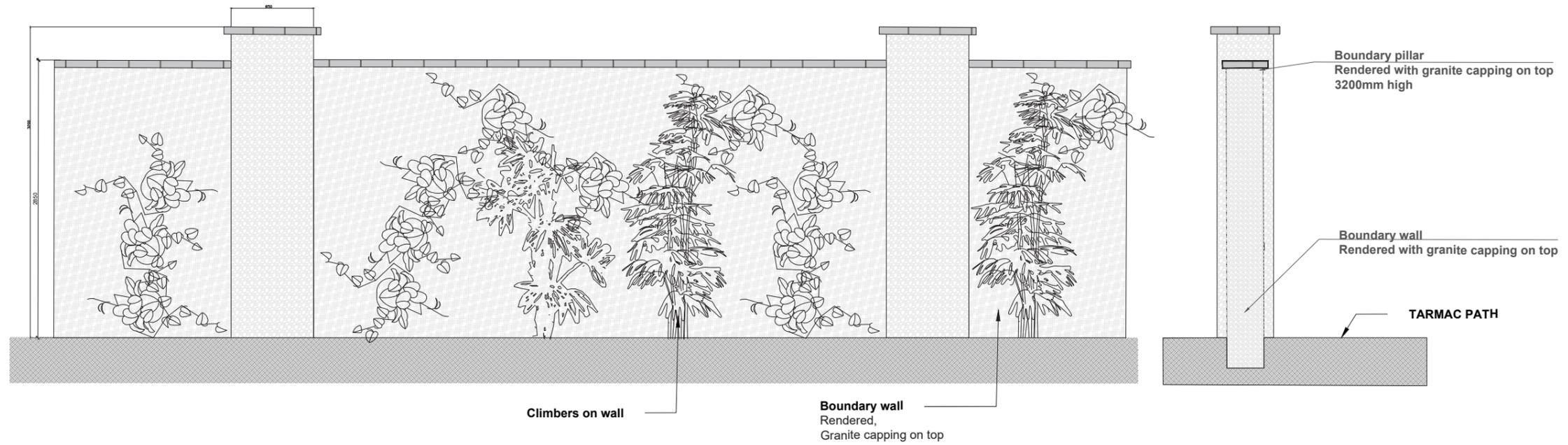
Sections



# DESIGN STATEMENT

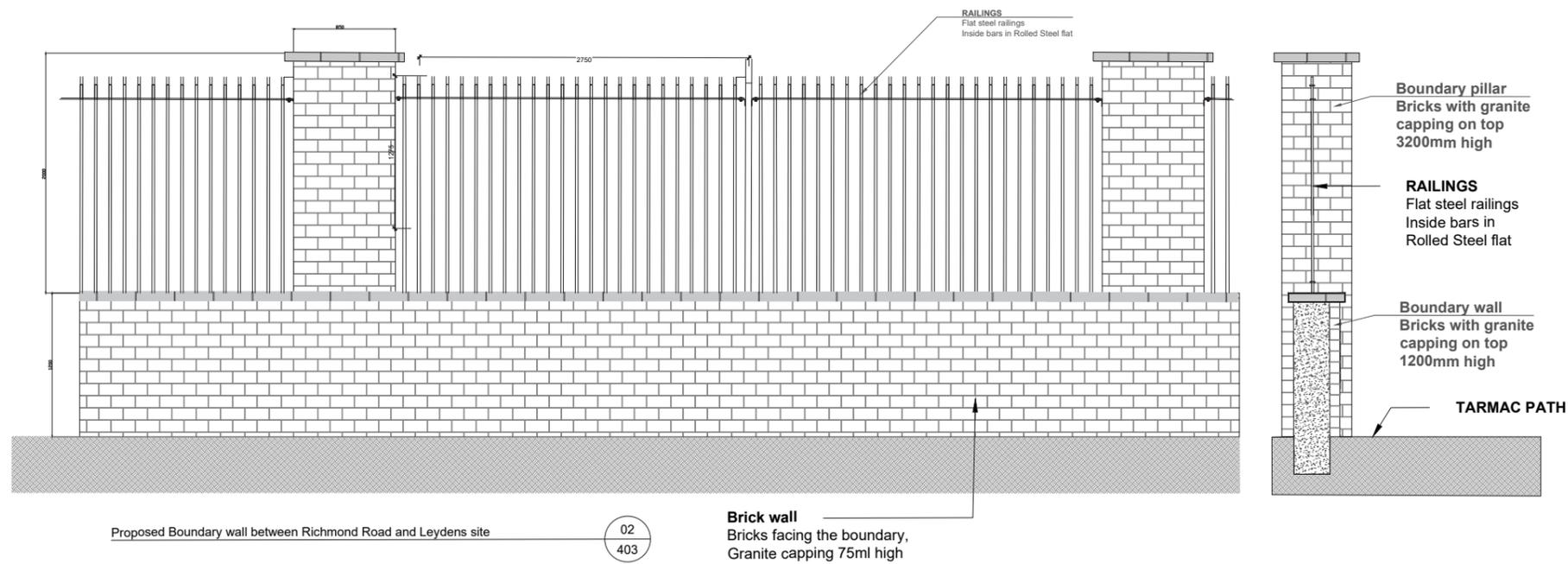
## 5.2 PERIMETER BOUNDARY TREATMENT

Sections



Boundary wall between Richmond Road and Deakin Court

01  
403



# DESIGN STATEMENT

## 5.3 SEMI PRIVATE AREAS

### Landscape Design Description

Semi-private gardens associated with the residential blocks provide a communal space that provide green spaces, seating opportunities, active and passive recreation, flora with all-year round interest and provide a general community meeting space for the residents of the development. The river plaza has an intimate feel and is well enclosed as part of the wind mitigation strategy and also this caters for a more diverse use of the space and amenities for its residents.



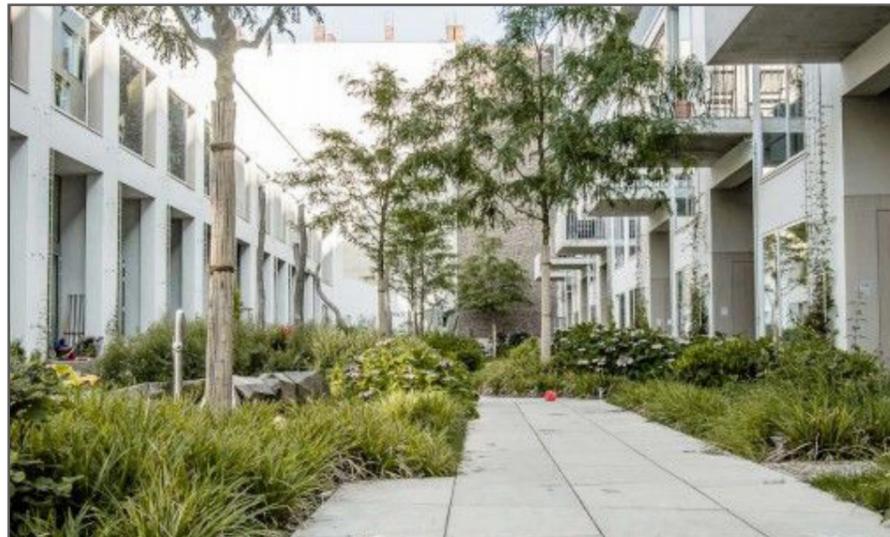
Path with plantings and amenities



Semi-private path with amenities



Extract from the Landscape Masterplan



Main entrance with plantings



CGI - Plantation mixes in front of the buildings

# DESIGN STATEMENT

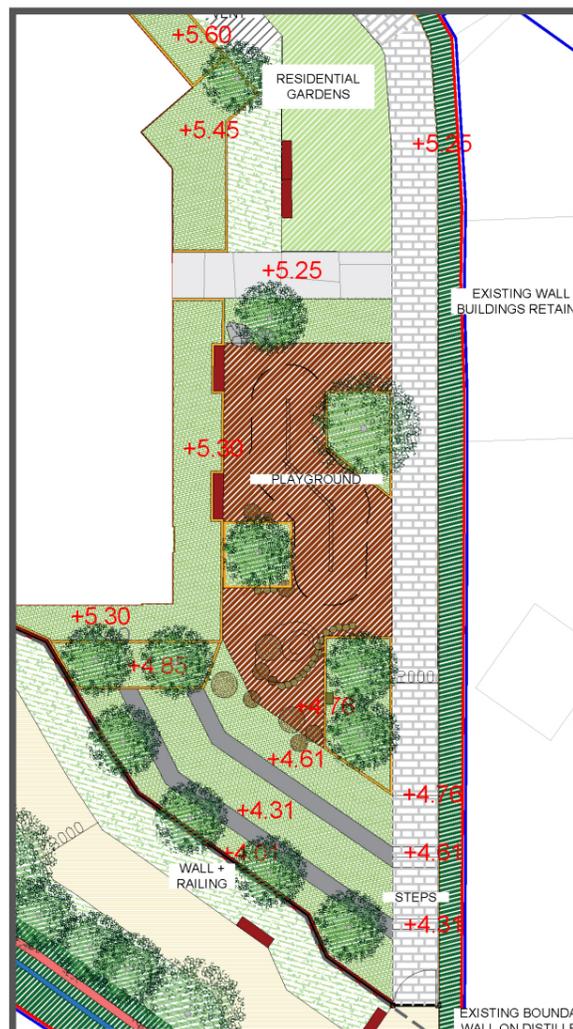
## 5.3.2 NATURAL PLAY AREA

### Landscape Design Description

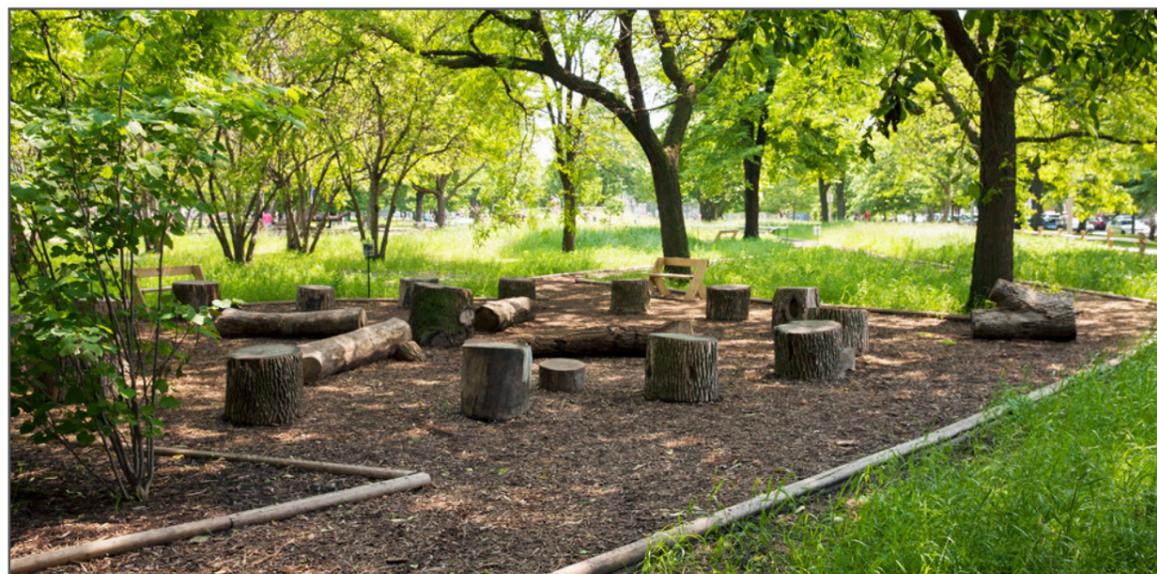
#### Following the “Ready Steady Play” Policy

Provision for play for children is being made in the proposed development. It is informed by the National Children’s Play Policy ‘Ready Steady Play’ and seeks to utilise existing features of the site to create a natural, “free” playground across the site. The river environment lends itself to this together with level differences and playful steps a playful and imaginative environment is created.

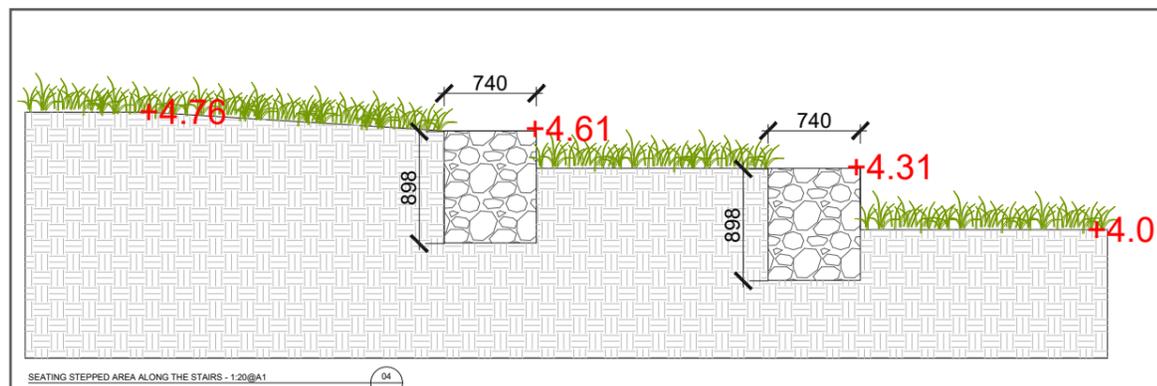
The chosen play approach enables individual play, group play, and social interaction, imaginative play, climbing, spinning and sliding movement. There is adjacent seating for supervising adults for social interaction. The planting enclosing the natural play area shall contain native species of trees and shrubs. These have educational value for learning about pollinators/biodiversity and native plants. A bug hotel shall be integrated as an additional playful learning tool.



Extract from the Landscape Masterplan showing the Natural play area



Natural play area on mulch base



Stepped approach to the site participating in the creation of a natural playful area



Natural and mounded games



Insects hotel implanted in the densely planted areas

# DESIGN STATEMENT

## 5.3.2 NATURAL PLAY AREA

Landscape Design Description



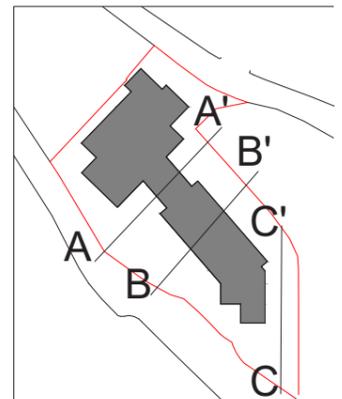
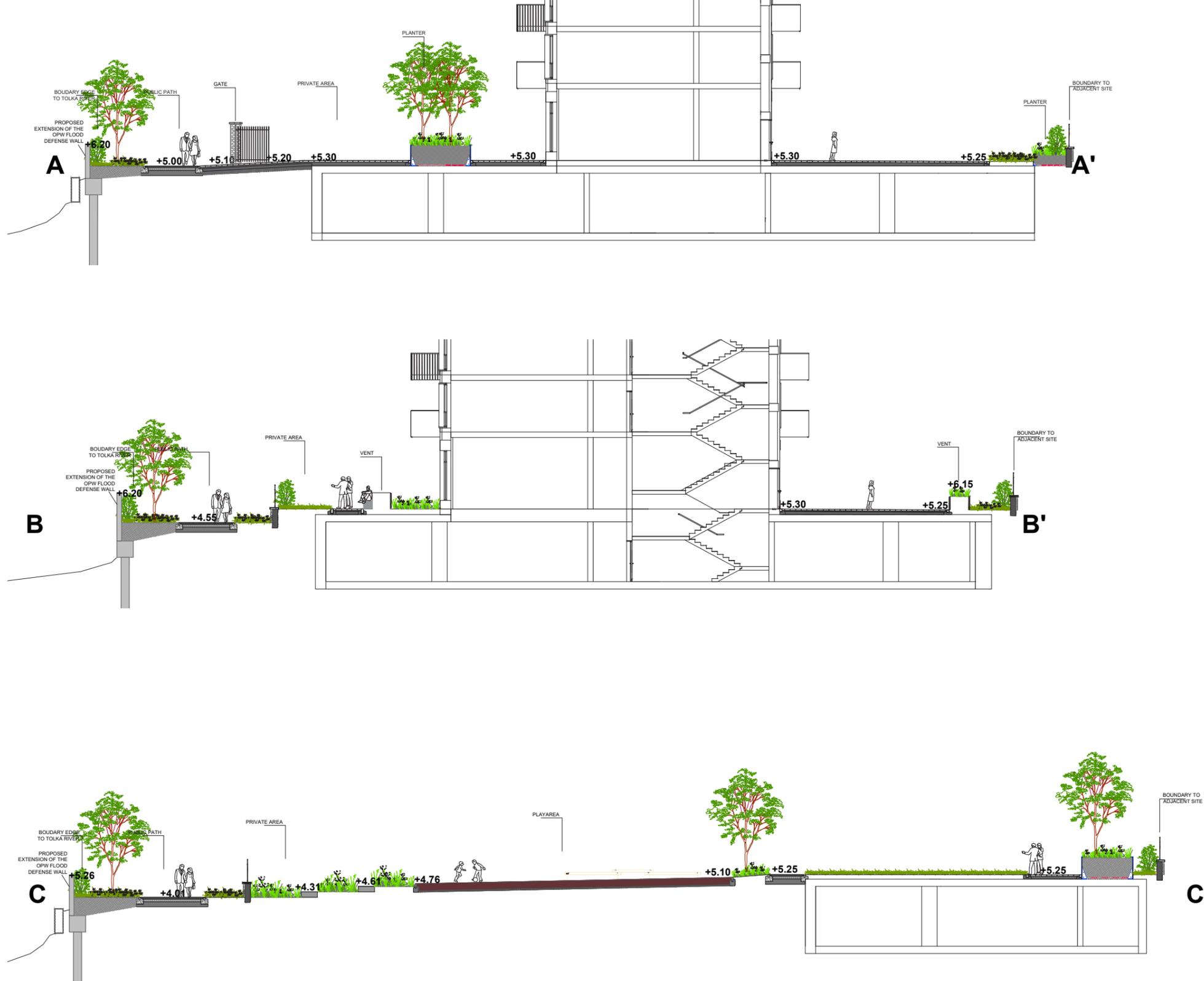
CGIs showing the Natural play area



# DESIGN STATEMENT

## 5.3.3 SECTIONS SHOWING THE SEMI PRIVATE AREAS AND THE NATURAL PLAY AREA

Landscape Design Description



REV	DESCRIPTION	ISSUED BY	DATE

<b>MITCHELL + ASSOCIATES</b>	
LANDSCAPE ARCHITECTURE	URBAN DESIGN
Unit 5, Woodpark, The River, Clonsilla, Dublin 9, Ireland	
PROJECT: RICHMOND ROAD	
CLIENT: HOLLYBROOK HOMES	
JOB NO. RIC0001	
DRAWING: SECTIONS AA', BB', CC'	
DRAWING NO. RIC0001-MA-XX-XX-DR-L-0200	
DRAWN BY: CONSTANCE FRECHE	CHECKED BY: AF
DATE: 07.12.2021	
STATUS: PLANNING	SCALE: 1:100 @ A1
REVISION: 01	

# DESIGN STATEMENT

## 5.4 RIVER WALK AND FUTURE CONNECTIONS

### Landscape Design Description

An 8m wide strip has been provided for along the river Tolka for a future public walk and cycle way. As part of the flood mitigation the flood wall will be continued at a level of 5.80.

The existing trees along the river will need to be removed to allow for the cycle/ pedestrian route. However a tree mitigation plan will be put in place and new native trees and hedge planting planted along the flood wall (refer to section 5.4.2 of the present report). A wildflower meadow verge and buff tarmac pathway will be put in place to complete the future cycle and pedestrian walkway.



Grass verge and pathway along the Tolka river



Boundary wall along the path and the Tolka river



Meadow, trees and grass on the side of the path



Extract from the Landscape Masterplan showing the public area



# DESIGN STATEMENT

## 5.4.2 FLOOD WALL RATIONALE , IMPACT AND MITIGATION MEASURES

### Landscape Design Description

4. As is shown on the adjacent diagram, we have indicated the 8m wide public corridor designated on our site in the Richmond Road Area Action Plan, which states:

'In all redevelopment, there will be the provision of a public corridor, including walkway on the banks of the river, it shall not be provided in the form of a boardwalk. The boardwalk will be 8m wide and be contained within the boundaries of the sites'.

As can be seen from the diagram the cycle and pedestrian walkway land on top of the existing trees and therefore in order to comply with the requirements set out in the AAP the trees will need to be removed.

5. There are a number of setback requirements on the subject site as follows:

(a) The 8-metre setback along the river corridor as outlined above. In the context of the required 8-metre setback, we note that the massing of the building is setback a minimum distance of 8 metres to comply with this requirement and to allow for enough space for the corridor.

(b) There is also a requirement to set the building back from Richmond Road to facilitate a road reservation. This is outlined in both the Richmond Road Area Action Plan and the DCC Development Plan zoning map.

(c) The boundaries on the northeast site of the site onto Richmond Road require a setback of 22m to any residential facing windows.

The proposed building comes close to the 8m corridor route at two points. The rest of the building line is stepped as far from the route as possible. Due to the awkward nature and non-rectilinear shape of the site the developable area left after incorporating the setbacks required in 3(a-c) above, is just feasible for a residential mixed-use development. If there were any further setbacks incorporated to extend the 8 metre set-back along the riverbank, the site becomes unfeasible for any reasonable development that is suitable for the zoned land.

5. We note that the flood wall is set back further into the site on the adjoining Deakin Court development. However, the tight constraints of the site as outlined above compared to the adjacent site to the northwest mean that a flood wall is more suitable at the river edge rather setback from the river edge. This allows the river route corridor to be incorporated within the landscape design and the flood protection zone. The adjacent site to the southeast (Distillery Buildings) is more comparable to the Applicant's development site as it has similar restricted access and street frontage. The existing flood defence wall to the southeast is set at the river edge and continues northwest partly into the Applicant's site.

### Conclusion:

Having regard to the points above which along with numerous other factors outline that the provision of the cycle/pedestrian link in isolation or the demolition of the existing warehouses will result in the loss of the trees even without any development on the site, it is not possible to retain the existing trees growing out of the wall. Although the trees are category "C" trees, we do acknowledge the loss in relation to biodiversity along the River Tolka and in mitigation, we are seeking to implement a native hedge along the new flood wall complemented with native tree planting and riparian type planting structures and species as part of the semi-private planting strategy and approach, therefore mitigating and reducing the immediate loss and impact but in return providing for a long term solution that would restore and enhance the river's biodiversity whilst allowing the implementation of the Richmond Area Action Plan.



See below Map 13 of the Richmond Road Area Action Plan indicating the proposed corridor with our site outlined in red. Thus, even if there was no development on the site and only the required cycle/pedestrian route was to be provided, the trees growing on and out of the wall could not be retained .

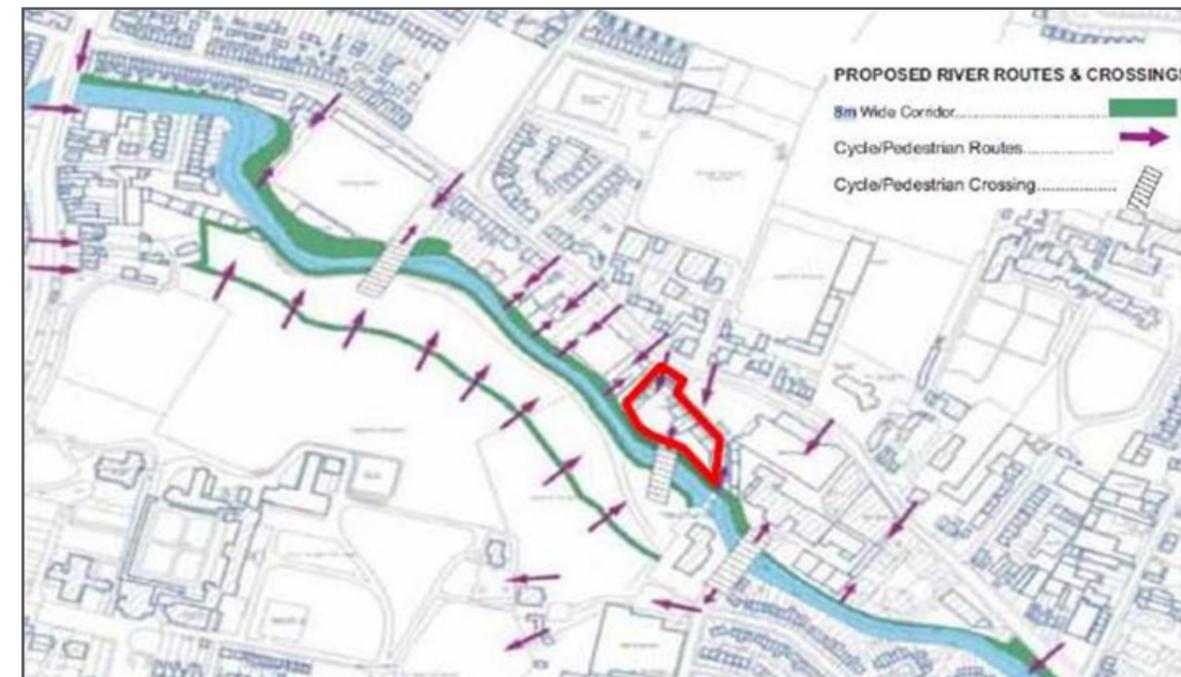


Figure 7.3: Proposed River Routes & Crossings

Source: Richmond Road Area Action Plan, 2007

# DESIGN STATEMENT

## 5.5 GREEN ROOFS

### Landscape Design Description

The provision of green roofs, particularly sedum roofs allow for water attenuation and ecological habitats for insects and birds that are less likely to be disturbed than those on the ground floors. They also provide visual amenity when viewed from higher up in the development. The sedum planting mats will be Irish grown and laid on a lightweight growing medium.

The extent of the green and blue roofs areas is 1391.1m<sup>2</sup>. Two communal intensive roof gardens on a total area of 209 m<sup>2</sup> can be found on the 8th floor.



CGI showing the main roof garden



Green and blue roofs, sedum planted



Terraces, planters and pergola on the central roof garden

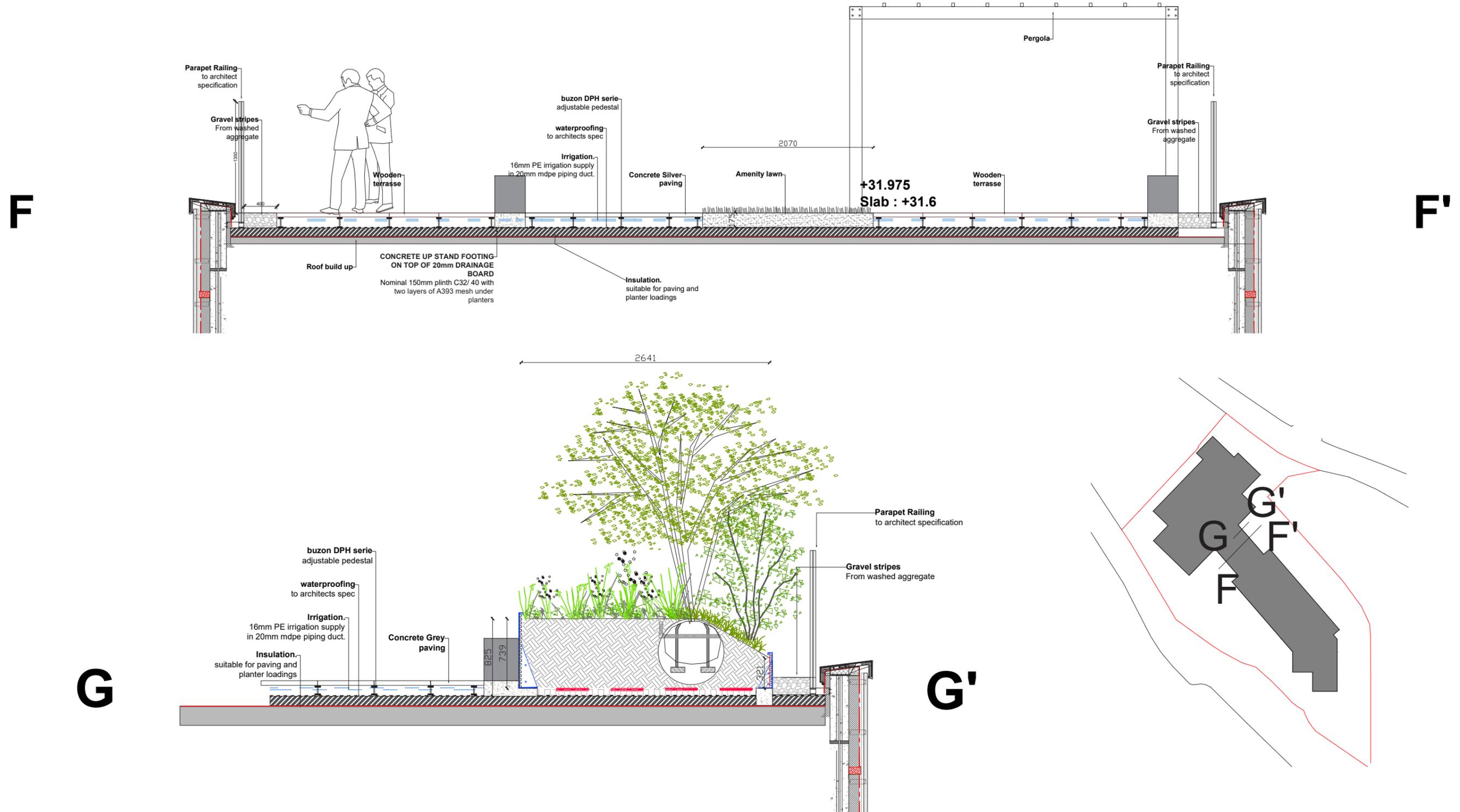


Extract from the Landscape Masterplan showing the roof gardens

# DESIGN STATEMENT

## 5.5 GREEN ROOFS

Landscape Design Description



# MATERIALS

# MATERIALS

## 6.0 MATERIALS

Hardworks Materials, Street Furniture

The principles of the hard and soft landscape are in response to their environment, and will be hardwearing. New materials are also proposed to create a new character and identity for the proposed development.

### 3.1 Hard Landscape Paving Materials

The proposals for paving comprise a variety of high quality, durable materials which will withstand public use and are hard wearing. The proposals provide a cohesive palette of materials throughout and facilitate sustainable drainage. Permeable paving is proposed for the main internal spine and will be constructed to best practice and BS standards. All spaces and surfaces are proposed to be universally accessible and will conform to technical Guidance document Part M of the building regulations and best practice such as Building for Everyone.

Proposed hard Landscape and paving materials include the following:

- Permeable feature paving for spine route and plaza
- Permeable PC paving for the secondary pathways
- Black tarmac cycle pathway along the river and North-South connection with Richmond Road
- Permeable PC paving for the main and secondary pathways on the rooftops
- Hardwood terrasse on the rooftops



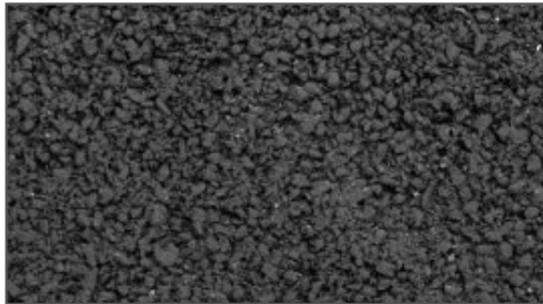
*Permeable feature paving for spine route and plaza*



*Permeable PC paving for the secondary pathways and for the main pathway on the rooftops (silver shade)*



*Permeable PC paving for the secondary pathways on the rooftops (grey shade)*



*Black tarmac cycle pathway along the river and North-South connection with Richmond Road*



*Hardwood terrasse on the rooftops*

# MATERIALS

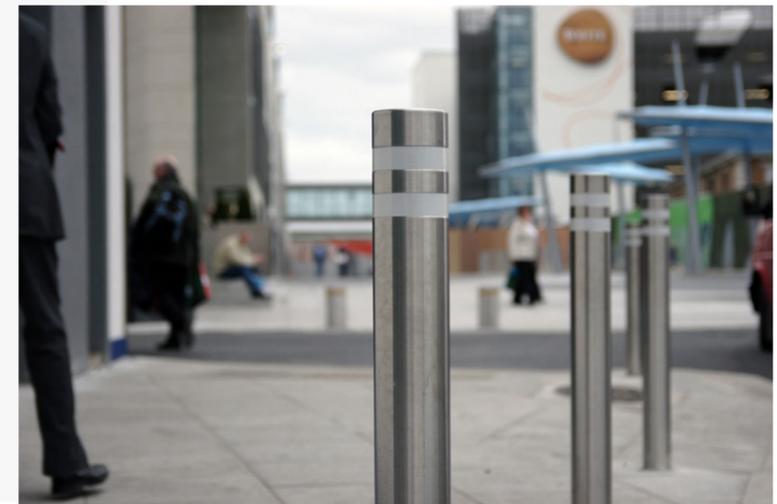
## 6.1 STREET FURNITURE

A number of low walls and steps are included throughout the scheme to allow for level changes. These elements are used from a design point of view to create sub-spaces and allow for incidental seating and socializing. Formal seating is proposed in and around central areas. Bollards are used for traffic control at the entrance.

A main gate allowing access for pedestrians and fire tender will be separating the Richmond Road plaza and the communal open space. Its materials and patterns will be in accordance with the basement wall's steel panels, and will allow for a signage to be implanted. Two pedestrian gates will allow access to the river garden and the North-East internal street.

Stainless steel cycle stands from Omos or equivalent, as shown below, are included in the residential gardens, and 7no of them are implemented in the Richmond Road plaza, for the use of the general public.

Feature benches combining concrete and wood are placed throughout the site, along the paths leading in the proposed building and in the river garden.



**PLANTING**

# PLANTING

## 7.0 GENERAL PRINCIPLES

Planting strategy

### GENERAL PRINCIPLES

The planting pallet has been selected with regard to the 'Councils Actions to Help Pollinators: All Ireland Pollinator Plan 2015-2020'. The planting strategy contains areas of pollinator friendly mowing regime, hedgerow planting with the recommended 75% hawthorn plus 25% of four other native species, pollinator friendly species within the shrubs and groundcover mix and inclusion of pollinator friendly street trees. The selected planting mix includes shade friendly species as well as being robust and low maintenance.

Particularly proposed trees take into account the location, orientation, potential for flooding and exposed conditions. In order to overcome the constraints, the proposed vegetation will benefit from some or all of a range of specifications and detail considerations, including irrigation for planting over basement. The selection of trees includes native and non-native species, but there is a strong emphasis on native species for ecological and sustainability reasons. It is also proposed to use a mix of forms, stem size and stem numbers.

### SITE SPECIFIC CONSIDERATIONS

The tree planting around the perimeter will be formal trees with smaller multi stemmed trees within the site and podium level, over the basement car park. In areas where trees will need to be removed due to arboriculturally reasons we propose to plant replacement trees such as Alder, Birch, Rowan and Sycamore. A mix of woodland understorey planting is proposed with Ferns and low groundcover planting such as Vinca, Geranium, Helleborus and Anemone species.

Dense planting is proposed around the building perimeter to create a generous buffer between ground floor spaces and the semi-private areas. Small trees/ shrubs such as Cornus, Amelanchier and Acer palmatum will provide for screening. Formal evergreen hedge planting is used to create a series of outdoor rooms linked with a mix of herbaceous and structural planting including species that are good pollinators such as Verbena, lavender, Rudbeckia , Geraniums, Nepeta etc..



# PLANTING

## 7.1 TREES AND SHRUBS PLANTING

### Planting Strategy

#### TREE PLANTING

Tree species are selected for longevity, suitability to local ground conditions, microclimate, biodiversity (native species) and where required, suitability to close proximity to buildings. Proposed tree sizes range from semi mature (18-20cmg), to extra heavy standards and multi stemmed trees. A substantial number of trees are proposed to be planted for this development. The majority of these trees are native Irish species and include Alder, Mountain Ash, Hazel and Birch.

#### SHRUBS AND GROUNDCOVER PLANTING

The tree planting around the perimeter will be formal trees with smaller multi stemmed trees within the site and podium level, over the basement car park. In areas where trees will need to be removed due to arboriculturally reasons we propose to plant replacement trees such as Rowan and Birch.

Underneath trees a mix of woodland understorey planting is proposed with Ferns and low groundcover planting such as Vinca, Geranium, Helleborus and Anemone species.

Dense planting is proposed around the building perimeter to create a generous buffer between ground floor and the semi-private areas. Small trees/shrubs such as Cornus, Amelanchier and Acer palmatum will provide for screening. Formal evergreen hedge planting is used to create a series of outdoor rooms linked with a mix of herbaceous and structural planting including species that are good pollinators such as Verbena, lavender, Rudbeckia, Geraniums, Nepeta etc..

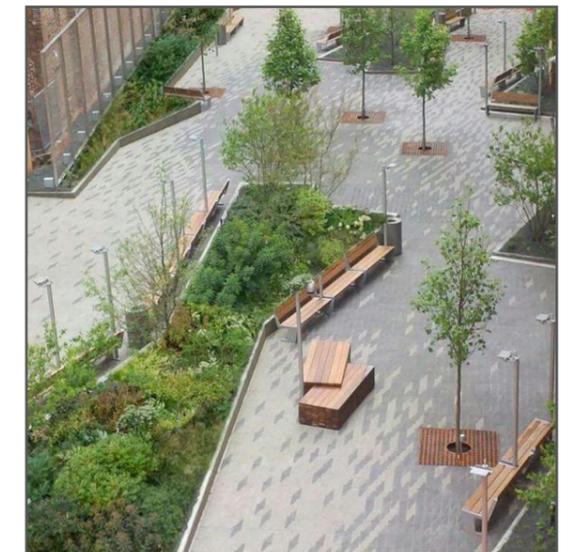
Low planting is utilized to create and reinforce sub-spaces within the larger landscape: for visual screening, defensible space, visual interest, ecological and bio-diversity purposes and to guide or direct people's movement. The low planting is conceived as subtle layering of greens within the open spaces.

#### FIRST FLOOR TERRACES

Planting with planters will be provided on the first floor terraces, to screen the view onto Deakin Court up to a height of 1.8m. Hedges and small native trees along the roof edge, with understorey shrub planting, will be implemented on the biggest terraces. On the northern terrace, steel perforated panels will be supporting some climbers.

#### COMMUNAL ROOF GARDENS

Planters will be provided on the two communal roof gardens located on the 8th floor. Small native trees will protect from the wind and allow for benches to be implanted, without screening the view on Tolka River. Ornamental planting placed below the trees will participate in the creation of enclosed and pleasant roof garden amenities.



# PLANTING

## 7.3 PLANTING SCHEDULE

### 4.6 Planting list

#### PROPOSED PLANTING SCHEDULE

PODIUM LEVEL PROPOSED PLANTING SCHEDULE				
<b>SHRUBS</b>				
NB: Shrubs shall be bushy, well established nursery stock with a good fibrous root system. They shall be container grown, true to size, name and description as scheduled. Shrubs shall conform to the appropriate British Standards. Plants shall not be pot bound, nor with roots deformed or restricted.				
SPECIES	COMMON NAME	POT SIZE	HEIGHT (cm)	DENSITY
Acer palmatum 'Dissectum Atropurpureum'	Japanese Maple	10L	100-120cm	N/A
Euonymus microphyllus	Spindle	3L	30-40cm	5per lin m2
Cistus x corbariensis	Rock Rose	3L	20-30cm	4per m2
Corylus avellana	European filbert	5L	30-40cm	4per m2
Sarcococca hookeriana humilus	Sarcococca	5L	30-40cm	4per m2
Hydrangea quercifolia	Hydrangea spp.	5L	30-40cm	4per m2
Lavandula 'Hidcote'	Lavender	3L	20-30cm	5per m2
Pieris japonica	?	3L	20-30cm	4per m2
Prunus lusitanica	Portugal laurel	5L	90-120cm	4per m2
Prunus zabeliana	Cherry laurel zabeliana	5L	90-120cm	4per m2
Sarcococca x confusa	Christmas box	3L	20-30cm	4per m2
Crataegus monogyna	Hawthorn	5L	60-90cm	4per m2
Escallonia 'Apple blossom'	Escallonia	5L	60-90cm	4per m2

<p><b>SEDUM ROOF</b>            Sedum blanket supplied planted on carrier mat composed of cocomat and geotextile weave. Refer to soft landscape specification for full details  <b>Total Area = TBC m2</b>  <b>Sedum mat to be sourced and grown in Ireland</b>  <b>Species mix to comprise the following:</b></p>
<p><b>SPECIES (Latin name)</b></p> <p>Sedum acre Aureum'            Sedum album 'Coral Carpet'            Sedum album 'Mini'            Sedum album 'Athoum'            Sedum hispanicum            Sedum 'Summer Glory'            Sedum 'Reflexum'            Sedum 'Weihenstephaner Gold'            Sedum 'Voodoo'</p>

PROPOSED PLANTING SCHEDULE – RICHMOND ROAD		
<b>PODIUM TREES</b>		
NB: All trees should be full and well shaped, bark unmarked and have healthy root systems. Planted in same species groups		
SPECIES	COMMON NAME	GIRTH (cm)
Betula utilis 'Jacquemontii'		
Amelanchier lamarckii 'Ballerina'	Snowy Mespil	20-25cmg
Cornus florida 'Rubra'	Flowering dogwood	Multi stem 1.5m high
Acer palmatum 'Purpurea'	Japanese Maple	Multi stem 1m high
Sorbus aucuparia 'Joseph Rock'	Joseph Rock Mountain	18-20cm
Acer campestre	Field maple	Multi Stem 1.2m high
<b>'WOODLAND' PLANTING ALONG THE SITE BOUNDARY – LOCAL SPECIES</b>		
NB: All trees should be full and well shaped, bark unmarked and have healthy root systems.		
SPECIES	COMMON NAME	GIRTH (cm)
Prunus avium 'Plena'	Wild Cherry	20-25cmg -Clear stem
Quercus palustris	Swamp Oak	20-25cmg – Clear stem
Tilia cordata 'Greenspire'	Small – leaved Lime	20-25cmg – Clear stem
Sorbus aucuparia 'Edulis'	Mountain Ash	18-20cmg – Clear stem
Crataegus laevigata 'Paul Scarlet'	Hawthorn Paul Scarlet'	18-20cmg – Clear stem
Fagus sylvatica	Beech	20-25cmg – clear stem
<b>MITIGATION PLANTING ALONG THE TOLKA RIVER</b>		
NB: All trees should be full and well shaped, bark unmarked and have healthy root systems.		
SPECIES	COMMON NAME	GIRTH (cm)
Sorbus aucuparia 'Edulis'	Mountain Ash	18-20cmg – Clear stem
Crataegus monogyna	Hawthorn	60-90cm
Corylus avellana	European filbert	30-40cm
Betula pendula	Silver birch	Multi stem – 4m high
Acer pseudoplatanus	Sycamore tree	18-20cmg
Alnus glutinosa	Alder tree	18-20cmg

# PLANTING

## 7.3 PLANTING SCHEDULE

<b>GRASSES AND PERENNIALS</b>			
NB: Herbaceous plants shall be supplied as well rooted clumps, showing several healthy buds, and grown in pots. Pots shall be appropriate to the size of the plant supplied. Planted in same species swathes			
SPECIES	COMMON NAME	POT SIZE	DENSITY
Achillea filipendulina 'Moonshine'	Yarrow	2L	5per m2
Alchemilla mollis	Lady's mantle	2L	5per m2
Rudbeckia 'Goldsturm'	Brown eyed Susan	2L	5 per m2
Euphorbia spp	Euphorbia	2L	4per m2
Heuchera spp	Heuchera	2L	5per m2
Geranium 'Johnson's Blue'	Cranesbill	2L	4per m2
Cimifuga simplex "White Pearl"	Actaea	1L	6per m2
Miscanthus sinensis 'Zebrinus'	Zebra grass	2L	4per m2
Pennisetum alopecuroides	Fountain grass	2L	5per m2
Salvia nemorosa 'Ostfriesland'	Sage	2L	4per m2
Anemone japonica prinzh heinrich	Anemone	2L	4per m2
Polystichum setiferum	Shield fern	2L	5per m2
Nepeta fasseni	Catmint	2L	3 per m2
Verbena bonariensis	Vervain	1L	Groups of 5

<b>WOODLAND UNDERSTOREY PLANTING</b>			
NB: Herbaceous plants shall be supplied as well rooted clumps, showing several healthy buds, and grown in pots. Pots shall be appropriate to the size of the plant supplied. Planted in same species swathes			
SPECIES	COMMON NAME	POT SIZE	DENSITY
Hedera helix hibernica	Ivy	2L	3per m2
Dryopteris felix-mas	Fern	2L	5per m2
Polystichum setiferum	Soft shield fern	2L	5 per m2
Crocsmia "Emily McKenzie"	Crocsmia	2L	4per m2
Geranium endressii ;Wargrave Pink'	Cranesbill Geranium	2L	5per m2
Anemone Honorine 'Jobert'	Anemone	2L	4per m2
Vinca minor 'Gertrude Jeckyll'	periwinkle	1L	6per m2
Astilbe arendsii	False spirea	2L	4per m2
Sarcococca humilis	Sweet box	2L	5per m2
Euonymus fortunei 'Emerald n'Gaiety'	Spindle	2L	4per m2
Choisa ternata	Mexican orange blossom	2L	4per m2

<b>PERENNIAL MEADOW MIX – N11 and Cottages</b>	
Mix specification: "Purple Haze" by <a href="http://www.pictorialmeadows.co.uk">www.pictorialmeadows.co.uk</a> or equal and approved Native and ornamental mix designed for long flowering season from April to first heavy frost	
* = native species	
Required species below:	
SPECIES	COMMON NAME
Aquilegia vulgaris	Columbine
* Anthriscus sylvestris	Cow Parsley
Aster amellus	Michaelmas Daisy
Digitalis purpurea	Foxglove
Echium vulgare	Viper's Bugloss
* Campanula persicifolia	Fairy Bellflower
* Centaurea scabiosa	Greater Knapweed
* Leucanthemum vulgare	Ox eye Daisy
* Lychnis flos-cuculi	Ragged robin
* Lythrum salicaria	Purple Loosestrife
Malva moschata 'Alba'	White Musk Mallow
Polemonium caeruleum	Jacob's Ladder
Salvia nemorosa	Sage
Silene dioica	Red campion
Silene latifolia	White Campion

